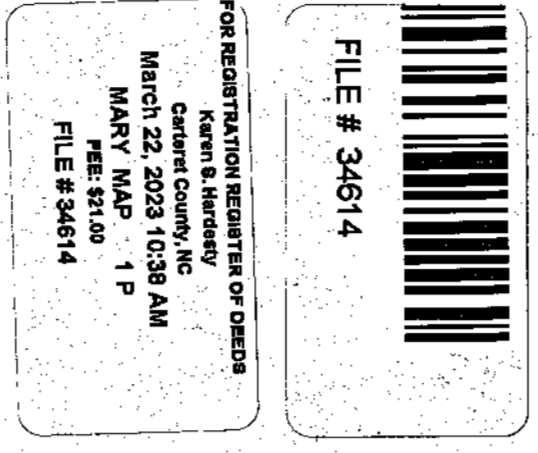


CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ATLANTIC BEACH, NORTH CAROLINA AND THAT I (WE) FREELY ADAPT THIS PLAN OF SUBDIVISION.

REGISTER OF DEEDS CERTIFICATION
 FILED FOR REGISTRATION AT 10:38 AM, OF CLOCK ON THE 22ND DAY OF MARCH, 2023.
 RECORDED IN MAP BOOK 311, PAGE 1011.
 KAREN S. HANCOCK, REGISTER OF DEEDS
 BY: *Mary Kelly*
 ASSISTANT DEPUTY

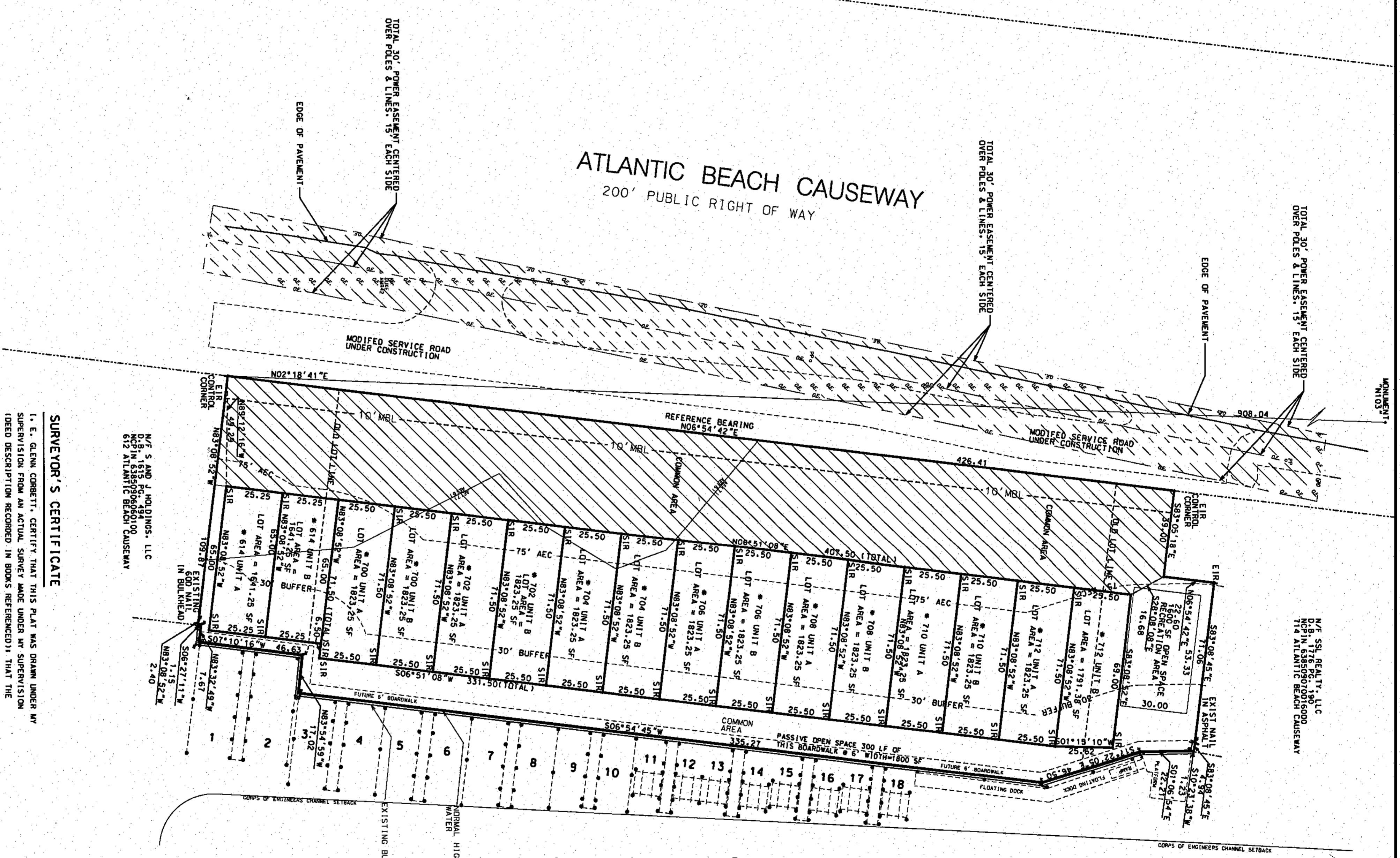
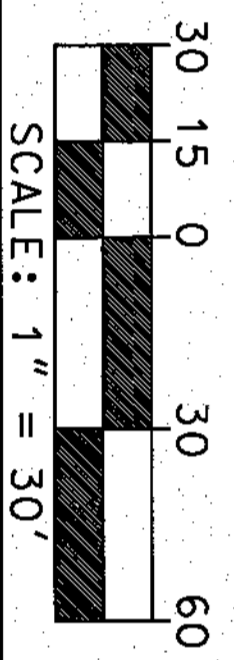


CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ATLANTIC BEACH REGULATIONS PER THE UNIFIED DEVELOPMENT ORDINANCE AND THE TOWN HAS APPROVED THIS PLAT BASED UPON THE PROPERTY SHOWN AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

REVIEW OFFICER CERTIFICATION
 I, *Maura Dwyer*, REVIEW OFFICER OF CARTERS COUNTY, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: *Maura Dwyer*
 DATE: *3/22/23*

LEGEND
 EIP = EXISTING IRON ROD
 ELP = EXISTING IRON PIPE
 R/W = RIGHT OF WAY
 MB = MAP BOOK
 DB = DEED BOOK
 CP = COMPUTED POINT
 NW = NORMAL HIGH WATER
 SIR = SET IRON ROD
 PP = POWER POLE

COMMON AREA W/ DRIVEWAY, SEPTIC AND LANDSCAPING EASEMENTS
 COMMON AREA, UTILITY AND DRAINAGE EASEMENTS
 PROJECT NO. PW2872-016



- NOTES:
- 1) AREA BY COORDINATES TO NORMAL HIGH WATER.
 - 2) AREA OF UTILITIES LOCATED OR SHOWN OTHER THAN OVERHEAD ELECTRIC.
 - 3) NO FLOOD ZONE LINES SCALED FROM CARTER COUNTY GIS.
 - 4) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 5) ALL DISTANCES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 6) 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOTES:

TRACT SIZE 58977.53 SF
 TOTAL NUMBER OF DUPLEX LOTS 8
 TOTAL NUMBER OF DUPLEX UNITS 16
 MINIMUM LOT SIZE 2877.63 SF
 AVERAGE LOT SIZE 2898.16 SF
 DENSITY 11.82 UNITS/ACRE
 SETBACKS
 FRONT 10'
 SIDE MAX BETWEEN STRUCTURES 10'
 REAR 0'
 MAXIMUM HEIGHT 45' FROM EXISTING GRADE

- SITE DATA
- 1) TRACT AREA 58,977.53 SF OR 1.35 ACRES.
 - 2) NUMBER OF DUPLEX LOTS 8
 - 3) NUMBER OF DUPLEX UNITS 16
 - 4) AVERAGE LOT SIZE = 2,898.16 SF
 - 5) MINIMUM LOT SIZE = 1,641.25 SF
 - 6) MINIMUM FRONT SETBACK = 10'
 - 7) MINIMUM SIDE SETBACK = 10'
 - 8) MINIMUM REAR SETBACK = 0'
 - 9) MINIMUM SIDE SETBACK FROM RESIDENTIAL = 0'
 - 10) MINIMUM SIDE SETBACK FROM COMMERCIAL = 10'
 - 11) THERE SHALL BE A BLANKET EASEMENT FOR ALL SETBACKS AS REQUIRED BY THE CARTER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

NOTE:
 DOCKS AND SLIPS WILL BE ASSIGNED AS LIMITED COMMON AREAS TO BE ASSOCIATED WITH A SPECIFIC LOT PURSUANT TO THE TOWNHOUSE DECLARATION TO BE RECORDED. DOCK/SLIP LOCATIONS AND TOTAL NUMBER MAY CHANGE PRIOR TO THE RECORDING OF THE DECLARATION. THE ACTUAL LAYOUT OF THE DOCKS/SLIPS WILL BE RECORDED REFLECTING THE ACTUAL LAYOUT OF THE DOCKS/SLIPS.

REVISIONS:

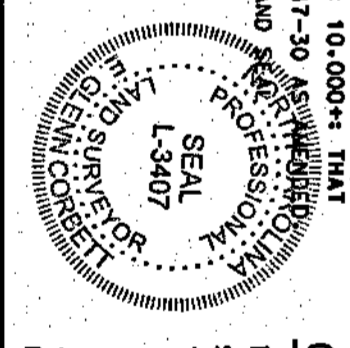
NO.	DATE	DESCRIPTION

OWNER: N/F BALLYON-LEWIS PROPERTIES, LLC
 N/F 5 AND J HOLDINGS, LLC
 612 ATLANTIC BEACH CAUSEWAY
 ATLANTIC BEACH, NC 28512

SHOWBOAT COTTAGES

CLIENT: BALLYON-LEWIS PROPERTIES, LLC
 ADDRESS: PO BOX 662 GREENVILLE, NC 27835

THE CULLIPER GROUP P.A. C-4489
 ENGINEERING & SURVEYING SERVICES
 151-A NC HIGHWAY 24
 MOREHEAD CITY, NC 28557
 (252) 773-0090
 E. GLENN CORBETT, PLS
 PROFESSIONAL LAND SURVEYOR 1-3407



SURVEYOR'S CERTIFICATE
 I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAIN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+ THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 17-10-000+ THAT I AM THE ORIGINAL SIGNATURE, LICENSE NUMBER AND DATE OF THIS SURVEY AND OF FEBRUARY 2023.

CERTIFICATE OF PURPOSE OF PLAT
 I, E. GLENN CORBETT, HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.